

Central Wisconsin Community Action Council, Inc.

EPF&A Committee Meeting Minutes

January 8, 2016

Present: Dave Singer, Muriel Harper, Charlie Krupa, Donna Maly, and John Earl

Excused Absence: None

Staff: Fred Hebert, Jim Dahlke, and Donna Lynch

Guests: Joy Casperson, Renee Greenland, John Atkinson, John Wenum, Dave Repinski, and Roger Herried

1. John Earl called the meeting to order and roll call was taken with five members present.
2. Motion passed by unanimous vote approving the agenda with the amendment under #11-Other of adding "Presentation by Roger Herried, Necedah Village Administrator". Motion passed by unanimous vote approving the December 11, 2015 meeting minutes with the exception of #11-"There was discussion about either getting more volunteers to help out at the Beaver Dam Food Pantry or having St. Vincent's take it over." which will be brought up for further discussion at the next EPF&A Committee Meeting.
3. Necedah Village Administrator, Roger Herried, presented information to the committee regarding availability of golf course lots for another senior housing project. Their comprehensive master plan includes housing and they are very willing to work with us on all aspects of the project including zoning, grants for water/sewer upgrades, and marketing. Committee members expressed interest although it would be a two to three year timeframe to move forward. Our March 11th committee meetings will be held at the Necedah Library so committee members can view the golf course lots and our Necedah apartment properties.
4. No Personnel Issues to report.
5. Jim presented the Finance Report with growth of the Guardianship Program increasing from \$15,960 in 2014 to \$38,708 in 2016. He also presented an overview of each of our properties with total of our original mortgages at \$3,104,417, total currently at \$2,617,898, total increase in equity in 2015 at \$80,624, and total equity for all properties at \$486,519.
6. The Neighborhood Stabilization Program house on Tamarack Street in Randolph was sold on December 31, 2015. The State is requiring us to move our NSP funds to a non-interest bearing account. We will look for additional foreclosures in Dodge County.
7. Motion passed by unanimous vote recommending full board approval of the 2016 Agency Goals with the amendment of adding #5-Research for new project in Necedah. The 2016 Agency Goals will now read: "I.-Complete property purchase in Mauston & construction of a CWCAC building with rented office space & two affordable apartments, II.-Increase unrestricted cash account, III.-Begin construction of Gomoll's Senior Apartments Phase II, IV.-Initiate at least one new program, V.- Research for new project in Necedah. Agency Goals will be added to each EPF&A Committee agenda for on-going review.
8. John requested volunteers for an Ad Hoc Committee Meeting for the purpose of re-writing by-law 2.01 incorporating specific board member responsibilities. Charlie volunteered as committee chair with members including Dave Singer, Muriel Harper, John Atkinson, Renee Greenland, Donna Maly and John Earl. The Ad Hoc Committee will meet on Friday, February 12th at 11:30 am.
9. Meeting Adjourned – Next Meeting – February 12, 2016